127.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	933,800	/	933,800
USE VALUE:	933,800	/	933,800
ASSESSED:	933,800	/	933,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN KEVIN K
Owner 2:	
Owner 3:	
Street 1:	10 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEGER GEORGE F/ ESTATE -
Owner 2:	-
Street 1:	96 ELM ST
Twn/City:	COHASSET
St/Prov:	MA Cntry
Postal:	02025

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 2224 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	404,700	13,100	516,000	933,800
Total Card	0.172	404,700	13,100	516,000	933,800
Total Parcel	0.172	404,700	13,100	516,000	933,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.87 | /Parcel: 419.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81486
GIS Ref	
GIS Ref	
Insp Date	03/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0001-0004.0

!9801!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,700	13100	7,500.	516,000	933,800		Year end	12/23/2021
2021	101	FV	392,800	0	7,500.	516,000	908,800		Year End Roll	12/10/2020
2020	101	FV	392,900	0	7,500.	516,000	908,900	908,900	Year End Roll	12/18/2019
2019	101	FV	294,700	0	7,500.	483,800	778,500	778,500	Year End Roll	1/3/2019
2018	101	FV	294,700	0	7,500.	399,900	694,600	694,600	Year End Roll	12/20/2017
2017	101	FV	294,700	0	7,500.	367,700	662,400	662,400	Year End Roll	1/3/2017
2016	101	FV	294,700	0	7,500.	335,400	630,100	630,100	Year End	1/4/2016
2015	101	FV	278,500	0	7,500.	329,000	607,500	607,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:38:14

LAST REV

Date	Time
11/17/21	11:20:01

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9801

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEGER GEORGE F/	74084-390		2/3/2020	Estate/Div	715,000	No	No		
	13453-303		6/1/1978		51,500	No	No		Y

USER DEFINED

Prior Id # 1:	81486
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2021	1455	Solar Pa	15,840	C				
1/24/2018	86	Insulate	13,225	C				
4/20/2007	258	Redo Kit	26,000			G8	GR FY08	re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2021	Info Fm DEED	DGM	D Mann
4/17/2020	SQ Mailed	MM	Mary M
10/29/2019	Mail Update	MM	Mary M
3/9/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	189	PATRIOT
5/6/2000	Missed Appt.	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	516,000	Spl Credit		Total:	516,000

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

OF=XTRA SHOWER.

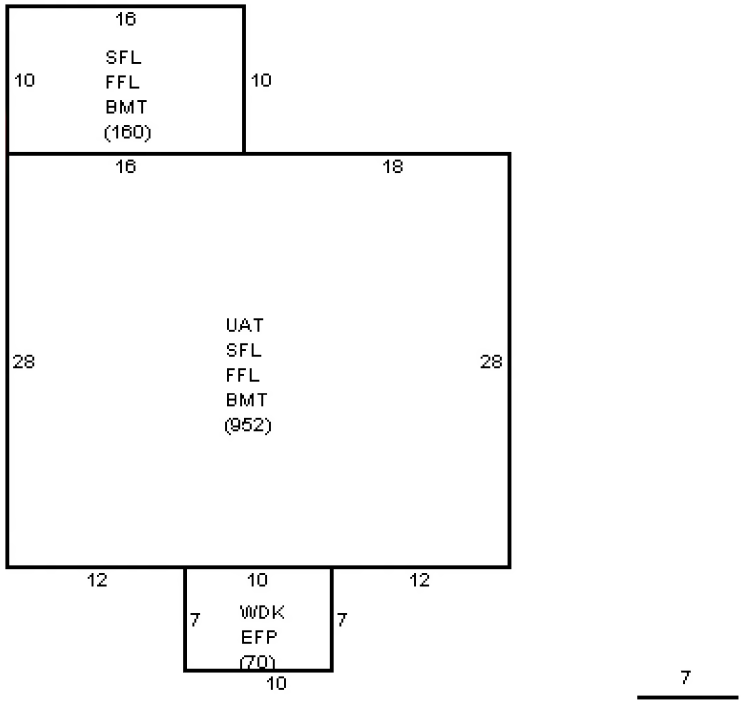
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12212229
Const Adj.:	0.98000199
Adj $ / SQ:	148.457
Other Features:	97700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497160
Depreciation:	92472
Depreciated Total:	404688

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.46
Special Features:	0	Val/Su Net:	108.97
Final Total:	404700	Val/Su SzAd	181.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,112	44.540	49,525
FFL	First Floor	1,112	148.460	165,084
SFL	Second Floor	1,112	148.460	165,084
UAT	Upper Attic	238	59.380	14,133
EFP	Enclos Porch	70	64.800	4,536
WDK	Deck	70	15.680	1,098

Net Sketched Area:	3,714			Total:	399,460
Size Ad	2224	Gross Area	4428	FinArea	2224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	25x30	A	GD	1990	21.08	T	17.4	101			13,100			13,100

More:	N	Total Yard Items:	13,100	Total Special Featues:		Total:	13,100